



FOR ASSISTANCE IN COMPLETING THIS FORM CONTACT

Economy and Environment
Planning Service
Number One Riverside
Smith St
Rochdale
OL16 1XU

Phone : 01706 924305

EMAIL : development.control@rochdale.gov.uk

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Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

26

Suffix

Property Name

Address Line 1

Linnet Hill

Address Line 2

Address Line 3

Rochdale

Town/city

Rochdale

Postcode

OL11 4DA

Description of site location must be completed if postcode is not known:

Easting (x)

388124

Northing (y)

412916

Description

Applicant Details

Name/Company

Title

Mrs

First name

Claire

Surname

Smith

Company Name

Address

Address line 1

26 Linnet Hill

Address line 2

Address line 3

Town/City

Rochdale

County

Rochdale

Country

Postcode

OL11 4DA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Hobson

Company Name

MRH Planning Services

Address

Address line 1

The Old Post Room

Address line 2

34 Chew Valley Road

Address line 3

Greenfield

Town/City

County

Country

United Kingdom

Postcode

OL3 7DA

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

☒ Yes

☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Proposed erection of 1.0-metre-high composite fencing and automated gates along the front boundary of the curtilage of the dwelling house at 26 Linnet Hill, Rochdale, OL11 4DA.

Does the proposal consist of, or include, a change of use of the land or building(s)?

☐ Yes

☒ No

Has the proposal been started?

☐ Yes

☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

26 Linnet Hill is an existing and lawful Class C3 detached dwelling house with associated large residential curtilage.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Supporting Planning Statement prepared by MRH Planning Services outlining why the proposed development meets the permitted development criteria specified in Schedule 2 Part 2 (Minor Operations) Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
Drawings prepared by MAHE Architecture showing the proposed site location and proposed details of the 1.0 metre high composite fencing and automated gates.

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- ☒ Permanent
☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed 1.0 metre high fencing and gates to be erected along the front boundary of the dwelling house are permitted development under the provisions of Schedule 2 Part 2 (Minor Operations) Class A.1 (a)(ii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Please also see the Supporting Planning Statement prepared by MRH Planning Services which provides a detailed analysis..

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
☐ Lessee
☐ Occupier
☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Mark Hobson

Date

08/03/2024